

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Boston**

State: **MA**

PJ's Total HOME Allocation Received: **\$130,693,233**

PJ's Size Grouping*: **A**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	19		
% of Funds Committed	93.97 %	92.92 %	7	92.07 %	73	69	
% of Funds Disbursed	88.69 %	87.33 %	8	84.14 %	68	69	
Leveraging Ratio for Rental Activities	11.38	7.78	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	92.37 %	93.20 %	11	81.45 %	64	44	
% of Completed CHDO Disbursements to All CHDO Reservations***	71.12 %	74.93 %	13	69.74 %	56	44	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	79.10 %	82.07 %	13	80.97 %	44	35	
% of 0-30% AMI Renters to All Renters***	50.35 %	50.76 %	12	45.50 %	68	59	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.92 %	97.38 %	16	95.55 %	32	27	
Overall Ranking:			In State:	12 / 19	Nationally:	76	69
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$33,675	\$27,206		\$26,831	1,593 Units	68.20 %	
Homebuyer Unit	\$46,540	\$16,143		\$15,029	671 Units	28.70 %	
Homeowner-Rehab Unit	\$23,559	\$15,345		\$20,806	72 Units	3.10 %	
TBRA Unit	\$0	\$4,019		\$3,228	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Boston MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$175,846	\$197,490	\$86,864
State:*	\$148,085	\$103,120	\$23,596
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ:	4.4 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	18.9	11.9	23.9	0.0	Single/Non-Elderly:	31.6	26.8	33.8	0.0
Black/African American:	54.8	48.7	50.7	0.0	Elderly:	23.2	3.1	19.7	0.0
Asian:	4.5	5.1	1.4	0.0	Related/Single Parent:	31.6	30.9	22.5	0.0
American Indian/Alaska Native:	0.4	0.2	0.0	0.0	Related/Two Parent:	10.4	25.1	12.7	0.0
Native Hawaiian/Pacific Islander:	0.1	0.5	0.0	0.0	Other:	3.3	13.5	11.3	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.2	1.9	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.2	0.0	0.0					
Other Multi Racial:	1.4	2.8	2.8	0.0					
Asian/Pacific Islander:	3.8	1.1	0.0	0.0					
ETHNICITY:									
Hispanic	15.9	27.1	21.1	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	43.4	18.9	35.2	0.0	Section 8:	45.6	2.0 [#]		
2 Persons:	24.4	22.2	31.0	0.0	HOME TBRA:	5.2			
3 Persons:	15.1	22.2	16.9	0.0	Other:	14.5			
4 Persons:	11.2	21.7	5.6	0.0	No Assistance:	34.7			
5 Persons:	4.0	9.8	5.6	0.0					
6 Persons:	1.3	2.8	4.2	0.0					
7 Persons:	0.4	0.9	1.4	0.0					
8 or more Persons:	0.3	0.9	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			233	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Boston State: MA Group Rank: 76
 (Percentile)
 State Rank: 12 / 19 PJs Overall Rank: 69
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	92.37	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	71.12	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	79.1	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	94.92	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	1.84	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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